

CHAPTER 3

ZONING DISTRICTS AND ZONING MAP

SECTION 3.1 ZONING DISTRICTS. For purposes of this Zoning Ordinance, the Charter Township of Grand Rapids is hereby divided into the following Zoning Districts:

RR	Rural Residential
SR	Suburban Residential
R-1	Single-Family Residential
R-2	Medium-Density Multi-Family
R-3	Manufactured Housing Communities
C-2	Residential Suburban Office
C-1	Suburban Neighborhood Commercial
C	General Commercial
PUD-1	Low-Density Residential PUD
PUD-2	Medium Density Residential PUD
PUD-3	Medium-Density Residential - Low-Density Office PUD
PUD-4	Low-Density Office PUD
PUD-5	Community Service PUD
TC-PUD	Town Center PUD
NC-PUD	Neighborhood Commercial PUD

SECTION 3.2 ZONING DISTRICT RECLASSIFICATION. Upon the effective date of this Ordinance, the new zoning district known as Medium Density Residential PUD shall be classified as PUD-2, Medium Density Residential PUD under this Ordinance. Upon the effective date of this Ordinance, property previously classified as PUD-2, Medium Density Residential – Low Density Office PUD shall be reclassified as PUD-3, Medium Density Residential – Low Density Office PUD under this Ordinance. Upon the effective date of this Ordinance, property previously classified as PUD-3, Low Density Office PUD shall be reclassified as PUD-4, Low Density Office PUD under this Ordinance.

SECTION 3.3 ZONING MAP. The locations and boundaries of the zoning districts are hereby established as shown on a map, as amended from time to time, entitled "Zoning Map of the Charter Township of Grand Rapids, Kent County, Michigan", which is hereby made a part of this Ordinance. The official zoning map of the Township shall be maintained in the Township offices. It shall be revised and updated periodically so as to reflect amendments adopted by Township ordinance. When amendments are made in the zoning map, they shall be accomplished by means of an amendment in this section of the Zoning Ordinance. Where uncertainty exists as to the boundaries of any zoning districts as shown on the zoning map, the following rules of construction and interpretation shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following township boundaries shall be construed as following township boundaries.

4. Boundaries indicated as approximately following the centerline of creeks, streams, or rivers shall be construed as following such creeks, streams, or rivers, or in the event of change in the location of creeks, streams, or rivers, shall be construed as moving with the creek, stream, or river.
5. Boundaries indicated as approximately following property lines, section lines or other lines of government survey shall be construed as following such property lines, section lines, or other lines or government survey as they exist as of the effective date of this Ordinance or applicable amendment thereto.

SECTION 3.4 LANDS NOT INCLUDED WITHIN A DISTRICT. In any case where, for whatever reason, lands have not been included within a zoning district on the zoning map, such lands shall be deemed to be included in the R-1 Single-Family Residential District.